

MORTGAGE OF REAL ESTATE GREENVILLE CO. S. C. FILED & Recd. Attorneys at Law, Greenville, S. C.

DEC 8 11 46 AM '71

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. H. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES B. RAINEY, JR. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

SEVEN THOUSAND AND NO/100----- DOLLARS (\$7,000.00 ),

due and payable in consecutive monthly installments of Eighty-Five and No/100 Dollars (\$85.00) each, to be applied first to principal and then to interest until paid in full, the first payment due January 1, 1972, and continuing on the first day of each and every month until paid in full,

with interest thereon from date at the rate of eight/8% per centum per annum, to be paid: Monthly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, on the East side of Greenville Road, originally containing three (3) acres, more or less, bounded on the South and East by Lot No. 4 of the Emma J. Beam land, on the North by Lot No. 1 and on the West by Lot No. 3, all in the Subdivision of the Emma J. Beam land, and having the following metes and bounds, to-wit:

BEGINNING in Greenville Road, thence S.  $5\frac{1}{2}$  E. 6.33 to road X3; thence N.  $35\frac{1}{2}$  E. 4.74 to rock X3; thence N.  $5\frac{1}{2}$  W. 6.33 to said road; thence along the road S.  $35\frac{1}{2}$  W. 4.74 to the beginning corner, and more fully represented by a plat made by Wm. F. Lee, Surveyor, dated January 30, 1911.

LESS, HOWEVER, a lot on the Southern part of the above described tract fronting 50 feet on the Greenville Road and running back in parallel lines six chains and thirty-three lengths, with its back line being 50 feet, same conveyed to Mrs. Odessa Evans Girodano by deed dated June 25, 1948, recorded in the R.M.C. Office for Greenville County, S. C., in Volume 359, at Page 323.

The above described property is the same conveyed to the Mortgagor by the deed of Ada Bennett to be recorded herewith.

The above described premises are conveyed subject to any and all easements, rights-of-way, Protective Covenants or Restrictions of record.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.